



**APOPKA PLANNING COMMISSION AGENDA**  
**SEPTEMBER 13, 2022 5:30 PM**  
**City Hall Council Chambers**

APOPKA PLANNING COMMISSION MEETING WILL BE [LIVE-STREAMED AND AVAILABLE ON YOUTUBE.](#)

**CALL TO ORDER**

**OPENING AND INVOCATION**

**APPROVAL OF MINUTES**

**PUBLIC COMMENT PERIOD**

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

**PUBLIC HEARING**

1. Ordinance No. 2960 – Amendment to the City's five-year capital improvements plan to add Recreation Improvement, and incorporating into the City of Apopka, Comprehensive Plan, Capital Improvements element.  
Presented by: Radley Williams, Recreation Director
2. Ordinance No. 2449 – Amendment to Ordinance No 2449, Mullinax Ford Planned Development (PD) and Master Plan  
Presented by: James Hitt
3. Change of Zoning and Master Plan – Kelly Park Crossings  
From: T (Transitional)  
To: KPI-MU (Kelly Park Interchange – Mixed Use)  
Owner: Kelly Park VB Development, LLC  
Applicant: Kimley-Horn & Associates, Inc. c/o Melibe S. Thomas, P.E.  
Location: Southwest corner of S.R. 429 and Kelly Park Road  
Project: 259 +/- Acres  
Project Manager: Jean Sanchez
4. Comprehensive Plan – Small Scale – Future Land Use Amendment – Simmons Property  
Owners: Chester Leon Simmons and Deborah Simmons  
Applicant: Chester Leon Simmons  
Location: 828 South Washington Ave  
Tract Size: 0.56 +/- acres  
Project Manager: Jean Sanchez

5. Comprehensive Plan - Small Scale - Future Land Use Amendment - 2309 Ocoee Apopka Road  
 Owners: Ronnie B. Phillips and Wanda R. Phillips  
 Applicant: Jonathan P. Huels, Esq.  
 Location: 2309 Ocoee Apopka Road  
 Tract Size: 5.71 +/- acres  
 Project Manager: Jean Sanchez
  
6. Comprehensive Plan - Small Scale - Future Land Use Map Amendment - 1829 Plymouth Sorrento Road  
 Owner(s): Kathy Eunhuilee Jung and Amy Chong Eunah  
 Applicant: Maury L. Carter & Associates, Inc. c/o Emily Brown  
 Location: Southeast corner of Lester Road and Plymouth Sorrento Road  
 Project: 5.86 +/- Acres  
 Project Manager: Roxann Read
  
7. Change of Zoning - 1829 Plymouth Sorrento Road  
 From: AG (Agriculture)  
 To: C-C (Community Commercial)  
 Owner(s): Kathy Eunhuilee Jung and Amy Chong Eunah  
 Applicant: Maury L. Carter & Associates, Inc. c/o Emily Brown  
 Location: Southeast corner of Lester Road and Plymouth Sorrento Road  
 Project: 5.86 +/- Acres  
 Project Manager: Roxann Read
  
8. Comprehensive Plan - Small Scale - Future Land Use Map Amendment - Ponkin Road Property  
 Owner: Ponkin Road Property, LLC  
 Applicant: Kimley-Horn and Associates, Inc. c/o Jaime Albino, P.E.  
 Location: Southwest corner of Ponkan Road and Plymouth Sorrento Road  
 Project: 14.95 +/- Acres  
 Project Manager: Roxann Read
  
9. Change of Zoning - Ponkin Road Property  
 From: T (Transitional)  
 To: C-C (Community Commercial District)  
 Owner: Ponkin Road Property, LLC  
 Applicant: Kimley-Horn and Associates, Inc. c/o Jaime Albino, P.E.  
 Location: Southwest corner of Ponkan Road and Plymouth Sorrento Road  
 Tract Size: 14.95 +/- acres  
 Project Manager: Roxann Read

#### **SITE PLANS**

1. Major Development Plan - Alterna Logistics Park  
 Owner: Apopka Industrial Airport South, LLC c/o Daniel T. O'Keefe  
 Applicant: Kimley-Horn and Associates, Inc. c/o Jason A. Lewis, P.E.  
 Location: Southeast corner of Marshall Lake Road and State Road 451  
 Project: 72.99 +/- acres  
 Project Manager: Jean Sanchez
  
2. Major Development Plan - Apopka Business Center  
 Owner: Nancy Mann Trust 70.6% Int, Will & Kerry Blaine Legacy Blessing Trust 10.5%, Bill & Dabney Blaine Charitable Remainder Trust 10.5% Int, Waterstone Support, Foundation Inc 8.4% Int  
 Applicant: Langan Engineering and Environmental Services, Inc. c/o Joseph Yanucci, P.E.  
 Location: Southeast corner of Hermit Smith Road and General Electric Road  
 Project: 78.99 +/- acres  
 Project Manager: Jean Sanchez

#### **OLD BUSINESS**

#### **NEW BUSINESS**

#### **ADJOURNMENT**

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Planning Commission with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the Planning Commission meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.